Bill Garrett Davidson County
Batch# 46598 DEEDWARR
01/10/2018 11:34:07 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20180110-0003345

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Parkway W Suite 100**
**Smyrna, TN 37167**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $160,000.00.**

Aisha Hall
**Affiant**

**Subscribed and sworn to before me, this 9th day of January, 2018.**

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

**Notary Public**
**My commission expires:** 3/31/20

**04-1710-56641**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Rachel N. Jenkins<br>3840 Lunn Drive<br>Nashville TN 37218 | Rachel N. Jenkins<br>3840 Lunn Drive<br>Nashville, TN 37218 | 058-11-0-060.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Faye Hand, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rachel N. Jenkins and William E. Jenkins, II, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 143, on the Plan of Section I, Royal Hills, of record in Book 4675, Page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Faye Hand, unmarried by deed from Sterling Ventures, LLC, dated July 30, 2008, recorded August 15, 2008, of record in Instrument No. 20080815-0084127, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3840 Lunn Drive, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9th day of January, 2018.

Linda Faye Hand

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Faye Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 9th day of January, 2018.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020